

**TRANSFER
TAX
PAID**

WARRANTY DEED

57-74

KNOW ALL MEN BY THESE PRESENTS, THAT I, LINDA GOLDSTEIN of 168 Keach Road, Columbia, NH 03576

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **GERALD J. HART** and **BRIDGET L. HART**, both of 4 Dusty Lane, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **GERALD J. HART** and **BRIDGET L. HART**, as joint tenants and not as tenants in common, their heirs and assigns, forever,

A certain lot or parcel of land, together with any buildings thereon, situated on the northerly side of Johnson Heights Extension in ~~Waterville~~ County of Kennebec and State of Maine and further bounded and described as follows, to wit:

Lot No. thirty-one (31) on a Plan of Johnson Heights Extension made by Harry E. Green, C.E. dated April 10, 1947 and recorded in the Kennebec County Registry of Deeds, Plan Book 15, Page 50.

Also one other certain lot or parcel of land situated on the northerly side of Johnson Heights Extension in said Waterville and bounded and described as follows, to wit:

Lot No. thirty-three (33) on a Plan of Johnson Heights Extension made by Harry E. Green, C.E. dated April 10, 1947 and recorded in the Kennebec County registry of Deeds in Plan Book 15, Page 50.

Each of the above described lots is subject to the following building restrictions which are to run with the land, to wit:

No building other than a private dwelling house for not over two family occupancy together with private garage shall be erected upon said premises, and that no part of any building shall be placed nearer than thirty (30) feet from the line of Johnson Heights, provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space. Said dwelling house and garage shall cost not less than ten thousand (\$10,000.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

Also conveying a certain lot or parcel of land situated in said Waterville and bounded and described as follows to wit:

Starting at the northeast corner of Lot #31 as shown on a plan of Johnson Heights Extension, dated April 10, 1947, and recorded in the Kennebec County Registry of Deeds in Book 15, Page 50; thence to the north along the westerly line of Hillcrest Street, as extended, a distance of one hundred (100) feet to the southerly side of a street known as Eustis Parkway; thence along the southerly line of said Eustis Parkway a distance of one hundred forty (140) feet to a point; thence at right angles a distance of one hundred (100) feet to the northwest corner of Lot #33 as shown on the aforesaid plan; thence to the east along said northerly line of Lot #33 and the northerly line of Lot #31 as shown on the aforesaid plan a distance of one hundred forty (140) feet to the point of beginning.

The above described land is situated next northerly to land conveyed above by grantor to grantee.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, nor less than six feet from any sideline, provided, however, that porticoes projecting not over three feet, steps and windows, are to be allowed on the reserved space facing a street. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than fifteen thousand (15,000.00) dollars. The garage, unless built as a part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy feet frontage on the street.

Being the same premises conveyed to the herein Grantor and Howard Goldstein as joint tenants by Warranty Deed of Barbara Paradis, dated September 25, 1998 and recorded in the Kennebec County Registry of Deeds at Book 5749, Page 162. The said Howard Goldstein died November 1, 2000 and Linda Goldstein acquired title by right of survivorship.

IN WITNESS WHEREOF, I, the said **LINDA GOLDSTEIN**, have hereunto set our hands and seals this 20 day of November, 2008.

Signed, Sealed and Delivered
in the presence of:

Diane H. Corliss
Witness

Linda Goldstein
LINDA GOLDSTEIN

ACKNOWLEDGEMENT

STATE OF MAINE
County of Kennebec

November 20, 2008

Personally appeared the above named **LINDA GOLDSTEIN** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Marie L. Smith
NOTARY PUBLIC

Marie L. Smith
(print name)

MARIE L. SMITH
Notary Public - State of New Hampshire
My Commission Expires April 18, 2012

SEAL

Received Kennebec SS.
12/01/2008 1:12PM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS